

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

October 20, 2003

PRESENT: Tom Cowan, Chair
Mark Decker
Don Hoefler
Andy Kelkenberg
Rick Meahl
Terry Janicz
John Potera
Andrew Casolini, Wendel Duchscherer Engineers
Christine Falkowski, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:35 PM.

Minor Subdivision Application – 1 lot on Moore Road – Shawn Fitzgerald

There are two structures on the property---a garage apartment and a house to be completed in six months. The distance between the house and the garage is 70'. Separate surveys for both structures were provided. There are two separate leechfields for the dwellings. Tom motioned to approve the subdivision, seconded by Don and all approved.

Site Plan – Arrowhead Golf Club Clubhouse/Parking - Clarence Center Road

Scott Witter and Brian Dooley of Witter Design represented the owner, Joe Frey. This is Phase 3 of the three-phase site plan. A portion of the course still needs seeding, which is weather-reliant. A creek runs north through the golf course. K2M Architects will be submitting architectural plans for the clubhouse. In agricultural district? Final approval must come from the Town Board, but SEQR type is currently under review. It may still require a coordinated review even if it is not Type I.

Preliminary Site Plan Review – Subway Restaurant – Main Road

This location is at Routes 5 & 93, the main entry to our town and village. Mike Nolan and his father-in-law, Fritz, attended. This will be the third Subway franchise Mr. Nolan will acquire. Subway always chooses existing buildings without making structural changes---just painting, signage and parking. Subway is already leasing this parcel from McConnaghey. This change in use of a commercial building requires a full site plan. Seating for 24 will require 10 parking spots. If not feasible due to location of septic and available space, the number of seats can be reduced. There will be an illuminated wall sign, and a unisex bathroom. Deliveries are once a week by a 40' tractor-trailer and a Pepsi truck. It was deemed that truckers/big trucks will be attracted to this spot. Due to the closeness of the building to the road, turnaround for large trucks and parking on the shoulder are possible hazards. Can the Board initiate a "No Parking on Shoulder" sign? Mr. Nolan will come back in two weeks with a final site plan showing dumpster placement, parking, lighting and signage.

Schurr Road Turnaround – County Line Stone

Andrew Casolini stated that the Town Board wanted to engage the Planning Board in this project. The expansion of the quarry included the abandonment of Schurr Road. Some homes have been vacated and will be destroyed. Four to five homes will remain, and a T-turnaround will be created at the west end (for school buses/snowplows). When the project is complete, the road will be turned over to the Town for ownership. The Highway Dept. Superintendent and Wendel are the primary players, as the Town has no standards for roads. A Public Improvement Permit (PIP) is usually done via site plan. This PIP was approved/permitted by the DEC through the mining permit, and SEQR is already completed. Will another public hearing be required? Tom motioned to relinquish the Planning Board from all aspects of this project, seconded by Don and all approved.

Drainage Problem – 6289 Utley – Mike Buckley

A letter was received on October 2nd from Mr. Buckley requesting assistance from the Town on how to rectify the standing water problem on his lot which he fears will impact his septic system. The problem appears to be caused by the neighbor's pond to the south of him. Christine will find out when the pond was constructed and try to locate the permit. Will the Town want to be involved in trying to mitigate this problem or would it be a civil case?

Minutes Review

Andy motioned to approve the minutes from October 6th, seconded by Mark and all approved.

Zoning Report

Bi-monthly report was reviewed. It was noted that the property on Brucker and Rt. 93 with the construction trailer mess was broken into recently.

OLD BUSINESS

Northern Whitetail Scents

The Town Board approved the Special Use Permit on October 13, 2003.

Subdivision/Flaglot Ordinance

Tom sent a memo to the ZBA stating that we do not recommend approval of Tom Haberneck's request for a variance on a 29-acre flaglot on Barnum Road based on the current ordinance. Site plan review may be required for all atypical lots in the near future---wait for the ordinance! Tom cautioned that if the ZBA gives approval, the minutes should be worded carefully as to the reason(s).

Overlay Zone

- ◆ Letters sent to the used auto dealers relative to site plan non-compliance:

Belotta (Glian) – told Terry he cut some weeds down

Smith (Hauer) – no response

Kevin Gaik – stated he has millings, not stone, but will pave anyway.

- ◆ Tom will consider the types of businesses on Route 5, and perhaps create three different zones, or regulate each by permit. He sent a memo to the Town Board requesting their input on December 15th at a joint meeting with both Boards and Drew Reilly.

Terry motioned to adjourn the meeting at 9:30 PM, seconded by Rick and all approved.

Respectfully submitted,
Christine Falkowski, Recording Secretary